

Single Family Residence

**RESIDENTIAL**

# 9013 RUSTY RIFLE AVE

LAS VEGAS, NV 89143

**\$407,098**

TopHap Estimate · \$243 / ft<sup>2</sup> · confidence 96 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,678 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$407K**

**\$391K low**

**\$423K high**

Last Sale

**\$291,500 · Jun 28, 2019**

Est. Owner Equity

**\$59,331**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,710 (2026) |
| Assessed Value        | \$117,338      |
| Previous Assessed     | \$118,610      |
| Assessor Market Value | \$335,251      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Single Story            |
| County        | Clark                   |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Patio · 46 ft²

Porch · 46 ft²

Sprinklers

## CLIMATE RISK

|            |               |            |            |                |
|------------|---------------|------------|------------|----------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 83<br>HEAT | 1<br>STORM | 100<br>DROUGHT |
|------------|---------------|------------|------------|----------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Jun 26, 2019 | Resale            | Grant Deed            | \$291,500 | \$174  | \$298K |
| Jun 26, 2019 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Jan 16, 2018 | Quitclaim         | Quit Claim Transfer   |           |        |        |
| Jun 16, 2015 | Resale            | Grant Deed            | \$184,000 | \$110  |        |
| Sep 21, 2006 | Resale            | Bargain And Sale Deed | \$290,000 | \$173  | \$151K |
| Sep 26, 2006 | Recorded document | Grant Deed            |           |        |        |
| Jun 13, 2003 | Resale            | Grant Deed            | \$191,420 | \$114  | \$195K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| James Bilbray Elementary School    | Elementary | KG–5   | 0.5 mi   |
| Arbor View High School             | High       | 9–12   | 2.1 mi   |
| Ralph L. Cadwallader Middle School | Middle     | 6–8    | 2.4 mi   |

District: Clark County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 89143

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>15,127</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>85%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|